

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Wesley H. Avery, Esq. CLS-B Law Offices of Wesley H. Avery, APC 6055 E. Washington Blvd., # 500 Los Angeles, CA 90040  (661) 618-7376 (Tel) (661) 430-5467 (Fax) 155724 wavery@thebankruptcylawcenter.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John Pringle, Chapter 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - Riverside Division</b>	
In re: KURT TOM OTTERBEIN and VERONICA OTTERBEIN, husband and wife,  Debtors.   Debtor(s).	CASE NO.: 6:14-bk-13105-MJ CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> April 21, 2015	<b>Time:</b> 10:00 a.m. (the "Sale Hearing")
<b>Location:</b> Courtroom 301, U.S. Courthouse, 3420 Twelfth St., Riverside CA 92501	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** April 7, 2015

**Description of property to be sold:** that single family residence commonly known as 44628 Via Lucido, Temecula CA 92592, together with any personalty found thereon (the "Property").

**Terms and conditions of sale:** On an "as is, where is" basis, without any warranties either expressed or implied, and without any contingencies. In the event that an overbidder is approved by the Court to be the buyer of the Property, the bid deposit tendered by that overbidder shall be deemed non-refundable unless the Seller is unable to perform.

**Proposed sale price:** \$269,000

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** The first overbid is \$271,000 and subsequent overbids shall be in increments of \$2,000.00. Any  
Sale to an overbidder must close within thirty (30) days of the entry of the order approving the Motion. Overbidders must tender a  
bid deposit of \$5,000.00 in the form of certified funds to the Trustee's Broker at least seven (7) days before the Sale Hearing.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

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**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

See the contact information for Wesley H.  
Avery on the first page of this notice.

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Date: 31 Mar 15

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
6055 E. Washington Blvd., Suite 500  
Los Angeles, CA 90040

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 3/31/2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Wesley H Avery wamiracle6@yahoo.com, wavery@rpmlaw.com  
Gina J Kim gkim@piteduncan.com, ecfcacb@piteduncan.com;GJK@ecf.inforuptcy.com  
Jeannette Marsala jmarsala@houser-law.com, jmann@houser-law.com  
Koko B Offiong kokolegal@aol.com  
John P Pringle (TR) jpringle@ecf.epiqsystems.com, johnppringle@earthlink.net  
United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) 3/31/2015, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Meredith A Jury, US Bankruptcy Court, 3420 Twelfth Street, Suite 325, Riverside, CA 92501

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

3/31/2015  
Date

Jennifer Phan  
Printed Name

/s/Jennifer Phan  
Signature

ADT Security Services  
PO Box 650485  
Dallas, TX 75265-0485

American InfoSource LP as agent for  
TD Bank, USA  
PO Box 248866  
Oklahoma City, OK 73124-8866

Anheuser Busch  
PO Box 660493  
Dallas, TX 75266-0493

Bank Of America  
PO Box 650070  
Dallas, TX 75265-0070

Blackwell Recovery  
4150 Drinkwater Blvd #200  
Scottsdale, AZ 85251-3643

Capital One, N.A.  
c o Becket and Lee LLP  
POB 3001  
Malvern, PA 19355-0701

CBE Group  
PO Box 2695  
waterloo, IA 50704-2695

Charter One  
PO Box  
Providence, RI 02940-0493

Chase Bank  
C/O LTD Financial Services LP  
7322 Southwest Fwy #1600  
Houston, TX 77074-2010

Chevron  
PO Box 530950  
Atlanta, GA 30353-0950

CIR Law Office  
PO Box 23189  
San Diego, CA 92193-3189

CIR Law Offices  
8665 Gibbs Drive Suite 150  
San Diego, CA 92123-1739

Citi Bank  
PO Box 688959  
Des Moines, IA 50368-8959

Club Regina Los Cabos  
PO Box 880999  
San Diego, CA 92168

Discover  
Sam's Club  
PO Box 960013  
Orlando, FL 32896-0013

Exxon/Mobil  
Processing Center  
Des Moines, IA 50361-0001

GC Services  
PO Box 1389  
Coppern Cove, TX 76522-5389

GE Capital Bank  
PO Box 960061  
Orlando, FL 32896-0061

Internal Revenue Service  
Centralized Insolvency Operations  
Po Box 7346  
Philadelphia PA 19101-7346

Jan Neiman  
Neiman Realty  
14205 Collins Street  
Van Nuys, CA 91401-4610

Kohl's  
PO Box 30510  
Los Angeles, CA 90030-0510

Kurt Tom Otterbein  
6866 Ranchgrove Rd  
Riverside, CA 92506-5307

Linebarger Goggan Blair & Sampson L  
1515 Cleaveland Place #300  
Denver, CO 80202-5113

NCC Business Services Inc  
9428 Bay Meadows Rd #200  
Jacksonville, FL 32256-7912

Portfolio Recovery Associates Llc  
Po Box 41067  
Norfolk VA 23541-1067

Pueblo Bonito Sunset Beach  
PO Box 150  
Scottsdale, AZ 85252-0106

PYOD, LLC its successors and assigns as  
assi  
of Citibank, N.A.  
Resurgent Capital Services  
PO Box 19008  
Greenville, SC 29602-9008

Shell Processing Center  
Des Moines, IA 50359-0001

Synchrony Bank  
c/o Recovery Management Systems Corp  
25 SE 2nd Ave Suite 1120  
Miami FL 33131-1605

Target  
PO Box 660170  
Dallas, TX 75266-0170

TJX  
PO Box 530948  
Atlanta, GA 30353-0948

Us Bank  
Po Box 5229  
Cincinnati OH 45201-5229

Veronica Otterbein  
44628 Via Lucido  
Temecula, CA 92592-5834

Wells Fargo Dealer Services  
PO Box 25341  
Santa Ana, CA 92799-5341

Wells Fargo  
PO Box 5196  
Los Angeles, CA 90055-0196

Westgate Town Center  
7700 Westgate Blvd  
Kissimmee FL 34747-4630